

Before the Board of Zoning Adjustment, D. C.

Application No. 11777 of Nan Tucker McEvoy pursuant to Section 8207.1 of the Zoning Regulations for variances from the side yard requirements and lot occupancy requirements of the R-3 zone to permit the construction of an addition to a semi-detached dwelling, as provided by Section 8207.11 of the Regulations, at the premise 1408 - 35th Street, N. W., lot 123, Square 1247.

HEARING DATE: November 20, 1974

DECISION DATE: January 7, 1975

FINDINGS OF FACT

1. The subject property is improved by a semi-detached single-family dwelling.

2. The lot occupancy limitation and side yard requirement for the R-3 zone are 40% (1440 square feet in this case) and 8 feet respectively, whereas, the proposed addition would require area variances of 20.80 feet from the lot occupancy limitation and a 2 ft. variance from the side yard requirement.

3. The proposed addition would enclose an existing side porch and increase the size of that porch.

4. The purpose of the proposed enclosure and addition is to enlarge an existing dining room to provide more light space.

5. No opposition was registered at public hearing to this application.

6. Letters of record indicate support of this application by abutting property owners who would be most affected by the proposed addition.

CONCLUSION OF LAW AND OPINION


Based upon the above Findings of Fact, and the record, the Board concludes that the applicant-owner of the subject property is confronted with a practical difficulty within the meaning of Section 8207.11 of the Regulations in her desire to make a beneficial use of the subject property as a result of strict application of the Zoning Regulations. No opposition having been made to this application, the Board is of the opinion that these variances, if granted, would not adversely affect nearby or adjoining property or substantially impair the meaning and intent of the Zoning Regulations and Maps.

ORDERED: That the above application be GRANTED.

VOTE: 3-0 (Mr. Klauber did not hear the case, Lilla Burt Cummings, abstaining.)

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: 
JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: **JAN 16 1975**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY
UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE
DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE
EFFECTIVE DATE OF THIS ORDER.